



**GRASSROOTS**  
REALTY GROUP

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4834 22 Avenue NW  
Calgary, Alberta

MLS # A2272685



**\$1,229,000**

|           |                                                     |        |                  |
|-----------|-----------------------------------------------------|--------|------------------|
| Division: | Montgomery                                          |        |                  |
| Type:     | Residential/Duplex                                  |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                     |        |                  |
| Size:     | 2,379 sq.ft.                                        | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                                                   | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached, Underground                 |        |                  |
| Lot Size: | 0.07 Acre                                           |        |                  |
| Lot Feat: | Back Lane, Back Yard, Dog Run Fenced In, Landscaped |        |                  |

|             |                                                                                                                                 |            |      |
|-------------|---------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | In Floor, Electric, Forced Air, Natural Gas                                                                                     | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                          | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                 | Condo Fee: | -    |
| Basement:   | Full                                                                                                                            | LLD:       | -    |
| Exterior:   | Metal Siding , Stone, Stucco, Wood Frame                                                                                        | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                 | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar |            |      |

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* OPEN HOUSE: SATURDAY & SUNDAY (NOV 29 & 30) 1:00 PM - 3:00 PM. Introducing an unparalleled opportunity by Elite Craft Builders. Discover brand-new, bespoke luxury in one of Montgomery's most desirable locations. This stunning semi-detached residence offers 3155 sq ft of total living space with 2,379 sq ft above ground of exceptional, high-end living space, featuring white Oak hardwood and exquisite finishing throughout. The main floor boasts a gourmet kitchen centered around a magnificent waterfall island with high-end quartz, complete with a panel-ready Dacor fridge and a pot filler. The bright living area features a sophisticated gas fireplace with a custom mantel, alongside a dedicated office space. Upstairs, the primary retreat provides a true sanctuary with its own private balcony and spectacular River Valley Escarpment views, complemented by a luxurious ensuite that includes a smart toilet. The home is completed by a versatile bonus room/loft, which can be used as a spacious lounge or flex room, a fully finished lower level with a wet bar, and an attached front garage. Location is paramount: you are steps from the Bow River Pathway and Shouldice Park, and just minutes from Market Mall, Foothills, and Children's Hospital. This address offers the perfect blend of luxury, privacy, and ultimate connectivity.